

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 18, 1970

Appeal No. 10283 Israel J. and Joseph C. Mendelson, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of February 24, 1970.

EFFECTIVE DATE OF ORDER - August 20, 1970

ORDERED:

That the appeal for permission to change a nonconforming use from a retail sales of dairy and related products to a laundry and dry cleaning establishment including pickup and delivery not exceeding 2,500 square feet at 137 - 7th Street, NE., Lot 830, Square 867, be conditionally granted as amended.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The subject property is improved with a two (2) story brick building with basement.
3. Appellants propose to change a nonconforming use from a retail sales of dairy and related products to a laundry and dry cleaning establishment including pickup and delivery service not to exceed 2,500 square feet on the first floor of subject property.
4. Appellant proposes to operate his laundry and dry cleaning establishment from 7:30 a.m. to 7:00 p.m., six days a week excluding Sunday.
5. The dry cleaning and pressing work will be completed by 2:00 p.m. each day with the remaining hours of operation of the establishment to be open for pickup.
6. Appellant also proposes to have non-inflammable dry-cleaning equipment and a shirt pressing unit.

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7. The operation of this laundry and dry cleaning establishment will depend on neighborhood pedestrian patronage and not upon the operators' present establishment at 301 Massachusetts Avenue, NE.

8. At the executive meeting on January 20, 1970, the Board denied permission to change the nonconforming use.

9. On February 18, 1970 appellant was granted a rehearing after amending his application to eliminate the request for pickup and delivery service.

10. At the January 14, 1970 public hearing, opposition to the granting of this appeal was registered.

11. At the rehearing on February 18, 1970, no opposition to the granting of this appeal was registered.

OPINION:


We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

This Order shall be subject to the following condition:

No neon or gas tube displays shall be located on the outside of the building nor shall any such displays, if placed inside the building, be visible from the outside.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSEPCTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
